

170.0

0007

0011.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,070,300 / 1,070,300

ASSESSED:

1,070,300 / 1,070,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SIMON STEPHEN J &	
Owner 2: KUEBLER FRANCES A	
Owner 3:	

Street 1: 20 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GELLING CHRISTINE M -

Owner 2: -

Street 1: 406 SUMNER STREET UNIT 1

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02128

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 3386 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5911		Sq. Ft.	Site		0	70.	1.01	8									418,131						418,100	

Total AC/HA: 0.13570

Total SF/SM: 5911

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total: 418,131

Spl Credit

Total: 418,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

1,070,300 / 1,070,300

USE VALUE:

1,070,300 / 1,070,300

ASSESSED:

1,070,300 / 1,070,300

User Acct

113077

GIS Ref

GIS Ref

Insp Date

07/02/18

USER DEFINED

Prior Id # 1: 220252

Prior Id # 2: 220243

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	4 - Vinyl	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	PURPLE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall
Partition:	25%
Prim Floors:	T - Typical
Sec Floors:	3 - Hardwood
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

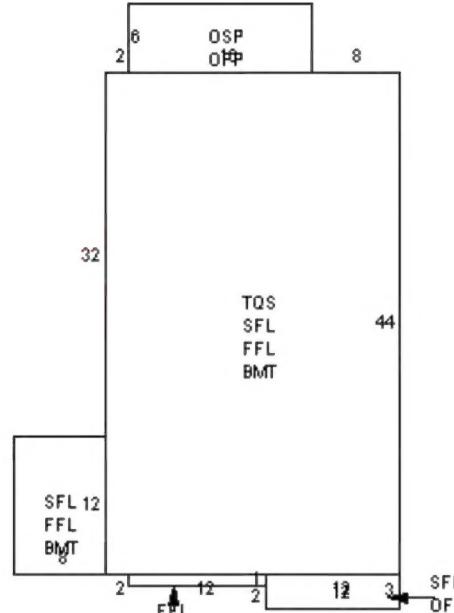
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700			4,700

BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Removal of condo 9/10/13 62605:494.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	BR
	L	O		L

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 14 BRs: 7 Baths: 3 HB

CONDO INFORMATION**FLOOR****% OWN****NAME****DEPRECIATION****PHYS COND****FUNCTIONAL****ECONOMIC****SPECIAL****override****REMODELING****RES BREAKDOWN****EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELCTRIC****HEATING****GENERAL****No Unit****RMS****BRS****FL****1****5****2****1****9****5****M****Totals****2****14****7****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,276	170.230	217,208					
FFL	First Floor	1,252	170.230	213,123					
BMT	Basement	1,240	51.070	63,324					
TQS	3/4 Story	858	170.230	146,054					
OFP	Open Porch	132	28.570	3,771					
OSP	Screen Porch	96	36.500	3,504					
Net Sketched Area:				4,854	Total:	646,984			
Size Ad	3386	Gross Area	5140	FinArea	3386				

IMAGE

AssessPro Patriot Properties, Inc